

ITEM 2 CPAC PUBLIC COMMENT 001

From: [Tom Ramos](#)
To: [CPAC-Natomas; Clerk of the Board Public Email](#)
Cc: [Holsworth, Meredith](#)
Subject: Comment on Item #2 (PLNP2020-00113) Natomas CPAC 10/8/20 Meeting
Date: Monday, October 5, 2020 4:00:19 PM
Attachments: [Lot 36 TPM Itr 08-20.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Natomas CPAC members,

We want to make sure you are aware of a review letter (see attached) that the Metro Air Park Design Review Committee (DRC) provided concerning the proposed Tentative Parcel Map (TPM) for Metro Air Park Lot 36 (APN #201-1020-036). As the letter states although the TPM appears to conceptually comply with the zoning requirements the DRC continues to have concerns over the uses & intensity of development the large number of small lots may attract. Increased traffic impacts along MAP's main arterial is of particular concern. We would hope the County when & where proper will scrutinize the possible impacts of this TPM to insure it meets the intent of the MAP SPA Zoning Ordinance. The DRC will do so as well.

Thank you for considering our comments & concerns,

TOM

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Metro Air Park

Property Owners Association

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August 14, 2020

Mr. Javed Siddiqui, P.E.
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1808 J Street
Sacramento, CA 95811-3010

Re: Preliminary Review of Proposed Tentative Parcel Map for Metro Air Park Lot 36
(APN#201-1020-036)

Javed,

Thank you for your submittal of a proposed Tentative Parcel Map (TPM) for Metro Air Park (MAP) Lot 36. As per the operating documents of MAP it is the responsibility of an appointed Design Review Committee (DRC) to review and comment on MAP project to ensure conformity with project guidelines and provide overall beneficial contributions to MAP's success.

The DRC has reviewed your submitted map and the TPM does appear to comply with the MAP SPA zoning ordinance minimum lot requirements for size and dimensions; therefore, we are accepting of it moving forward for County processing.

This review however does not imply the DRC's approval of any future development projects. The DRC does have concerns with the number of lots proposed and how the intensity of possible uses could impact adjacent streets and properties. Lot 36 is located within District 5C with intended uses focused on general and professional offices. Retail services and automotive uses are allowed but were expected to be supplemental. A more detailed explanation of the parcel's overall development plans, design standards, traffic impacts, etc. will be essential to review any proposed project on the parcels in the future.

We look forward to working closely together with you and Sacramento County to create development that is satisfactory to all parties and will allow your client to realize successful projects while meeting the intentions and overall goals of the Metro Air Park project.

Much Regards,



Tom Ramos
MAPPOA President